

Request for Expressions of Interest
For Redevelopment or Enhancement of Portions of
Henryton Center
Marriottsville, Maryland

June 2005

1.0 GENERAL

The State of Maryland is requesting expressions of interest (REOI) for the redevelopment and enhancement of the Henryton Center site in Marriottsville, Maryland. This facility is owned and operated by the Department of Health and Mental Hygiene (DHMH). The facility is situated on 52.7 acres of land surrounded by Patapsco Valley State Park in Carroll County. The available +/- 51-acre parcel contains 20 buildings consisting of approximately 270,000 square feet. The remaining +/- 2 acres will be held by the State.

The State is seeking expressions of interest to redevelop the 51-acre parcel. The parcel is currently zoned as "C Conservation District." The following criteria will receive major consideration in any redevelopment of the property.

- Institutional-type uses such as schools, nursing homes, assisted living or similar-type uses allowable under "C Conservation District" zoning,
- Single-family dwellings on 3 acre minimum lots (cluster subdivisions are permitted), group homes, alternative living units, or protective care homes,
- Retention and enhancement of open space, natural features, and buffers,
- Preservation of historic structures and historic district,
- Compatibility with the existing zoning ordinances.

2.0 INSTRUCTIONS FOR SUBMISSION OF RESPONSES

2.1 To request additional information you may contact:

Nelson Reichart, Assistant Secretary
Department of General Services
Office of real Estate
300 West Preston Street, Room 601
Baltimore, Maryland 21201
410-767-4330

- 2.2 Response to this REOI must be prepared on company letterhead, executed by an officer or authorized representative of the firm, and be received no later than 4 p.m. EST, July 27, 2005 at the above referenced address.
- 2.3 Submission shall, at a minimum, include a written description of the proposal and specifically address all of the criteria specified in this REOI. Additional information may be provided as deemed necessary by the responder in order to clarify their response.
- 2.4 The terms, conditions, and criteria described herein, and any associated attachments represent the entire scope under consideration of this RFP.
- 2.5 Following receipt of the responses, the State may choose either exclusive negotiations or competitive negotiations, or may choose to reject all responses.
- 2.6 Specific questions should be directed to **Nelson Reichart, Assistant Secretary, Office of Real Estate (410-767-4330)** or Elizabeth Barnard, Director, Office of Planning and Capital Financing at (410) 767-6816.
- 2.7 A walk-through of the site will occur on June 24, 2005 at 10 a.m. with attendees meeting at the Henryton Center gate.

3.0 MINIMUM CRITERIA

- 3.1 Each response shall include a clear statement of the financial benefits accruing to the State from the proposed redevelopment. This should include a pro forma statement of the financial benefit to the State, as well as to the local community. This statement shall specifically address capital funds provided by the firm and recurring operating cash flows.
- 3.2 Firms shall include verifiable statements of financial worthiness to proceed with a fee-simple acquisition and subsequent proposed scope of work to redevelop the property.
- 3.3 Any development or redevelopment shall conform to all applicable federal, State, and local laws, including ordinances and Carroll County Planning Board objectives.
- 3.4 Each response shall identify direct and indirect economic and social value that the State will realize by pursuing the responder's redevelopment of this parcel.

- 3.5 Each response shall provide an explanation of how the responder will identify and address traffic issues and patterns that may result from the proposed redevelopment.
- 3.6 Each response shall provide proposed phasing and timelines for redevelopment of the parcel.

May 19, 2005

S:opcf/Henryton/Request for Expressions of Interest

HENRYTON CENTER

HENRYTON CENTER, formerly a state-operated facility for individuals with developmental disabilities, was closed in 1985 and has been vacant for 20 years. Before becoming a facility for over 300 individuals with developmental disabilities in 1962, Henryton Center was a Tuberculosis Hospital, which opened in 1923. The facility is situated on a 51-acre improved campus in Carroll County surrounded by Patapsco Valley State Park. The many buildings on the campus are eligible for listing on the Maryland Register of Historic Buildings, in addition to constituting a historic district. The Department of Health and Mental Hygiene currently manages the facility.

HENRYTON CENTER PROSPECTUS

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Henryton Center

Project Overview

Redevelopment of 51 Acres with 20 Buildings

The State of Maryland is requesting expressions of interest (REOI) for the redevelopment and enhancement of the Henryton Center site in Marriottsville, Maryland. This facility is owned and operated by the Department of Health and Mental Hygiene (DHMH). The facility is situated on 52.7 acres of land surrounded by Patapsco Valley State Park in Carroll County. The available +/- 51-acre parcel contains 20 buildings consisting of approximately 270,000 square feet. The remaining +/- two acres will be held by the State.

The State is seeking expressions of interest to develop the 51-acre parcel. The following criteria will receive major consideration in any development of the property.

- Institutional-type uses such as schools, nursing homes, assisted living or similar-type uses allowable under “C Conservation District” zoning,
- Single-family dwellings on three-acre minimum lots (cluster subdivisions are permitted), group homes, alternative living units, or protective care homes,
- Retention and enhancement of open space, natural features, and buffers,
- Preservation of historic structures and historic district,
- Compatibility with the existing zoning ordinance.

Please note that information concerning redevelopment area should be confirmed through field investigation by an architect/engineer.

Henryton Center

LOCATION

Henryton Center is located in southeast Carroll County, near the intersection of Carroll, Baltimore and Howard Counties
(See Maps 1 and 2).

Henryton Center is located: four miles north of Interstate 70,
three miles east of Maryland Route 32, and
three miles south of Maryland Route 26.

LAND USE

Carroll County Zoning District:
Conservation (see attachment 1: Conservation District permitted uses)

Carroll County Land Use Plan:
Conservation

Smart Growth Designated Area and Priority Funding Area:
No

PUBLIC WATER AND SEWER – Available

LAND PARCELS (*Acres not based on actual survey*) -
See Map 3 for details.

Parcel 1	Site Designated for Redevelopment	+/- 50.7 acres
Parcel 1A	O'Farrell Center and Water Tanks	+/- 1.5 acres
Parcel 1B	MES Sewage Treatment Plant	+/- .5 acres
Total:		52.7 acres

BUILDINGS

Parcel 1 20 buildings +/- 270,000 gross square feet

Redevelopment Site – Parcel 1

LAND (Acres not based on actual survey) –

See map 3 for additional details.

Improved	+/- 30 acres
Unimproved	<u>+/- 21 acres</u>
Total:	+/- 51 acres

BUILDINGS -

See Map 4 for additional details.

Historic	12 buildings	+/- 264,000 gross square feet
Non-historic	8 buildings	+/- 6,000 gross square feet

HISTORIC and ARCHEOLOGICAL SIGNIFICANCE -

Historic and Architectural Survey:

See Table 1, maps 4 and 5 for additional detail.

Survey of the entire Henryton Center campus identified nine individual buildings eligible for Maryland Register of Historic Buildings

A 30-acre historic district is eligible for the Maryland Register including 12 historic structures that contribute to the district.

Transfer of the property in the historic district from State ownership will require consultation with the Maryland Historical Trust.

Archeological Resources:

No archeological investigation is required by the Maryland Historical Trust.

HAZARDOUS MATERIALS

General

A Phase I or Phase II Environmental Site Assessment has not been done.

All underground fuel tanks and lines were removed in the late 1980s.

DHMH estimated cost of \$870,000 in 2001 to properly remove and dispose of all hazardous material (primarily asbestos).

All transformers contain no or less than 50 ppm PCBs.

Asbestos and Lead Paint

See attachment 2 for details.

Eleven buildings contain asbestos contaminated material (1987 survey).

Abandoned underground steam tunnels and exposed steam pipe coming out of the power plant in the historic district are contaminated with asbestos.

The facility has not been surveyed for lead paint.

UTILITIES

ELECTRICAL DISTRIBUTION SYSTEM

- BGE primary electrical service to the Henryton substation was discontinued in 2001.
- BGE provided service to the Henryton substation from two overhead feeds: one electric line from Carroll County and one line from Howard County.
- The State owned electrical substation is approximately 40 years old and condition of the individual equipment is unknown. The State makes no representation regarding the operability of the substation.
- Electrical service to the buildings from the substation is overhead. Overhead lines, poles, and transformers require replacement. Four transformers that were failing were removed in the mid-1990s.
- All transformers (21) at Henryton were tested for dielectric fluid in 1988. All transformers with dielectric fluid over 50 parts per million were drained, flushed, and refilled.
- Electrical wiring in buildings is in poor condition and do not meet code.

FIRE PROTECTION

- Fire alarm system for the facility was disconnected in 1985 and is inoperable.
- The five fire hydrants on the campus have not been serviced and their condition is unknown.
- One building in Henryton was equipped with a sprinkler system; condition of that system is unknown.

UTILITIES (cont.)

WATER DISTRIBUTION SYSTEM

- Carroll County water supply to Henryton Center is provided through a two-mile long six-inch cast iron water main beginning in a water meter vault at Slacks and Raincliff Roads.
- The water main is approximately 50 years old and is in poor condition. The State, which owns the water main, has no easements allowing access to it.
- The water main feeds a 300,000-gallon water tank serving Henryton Center and the O'Farrell Youth Center, a 40-bed facility for juvenile delinquents. The Maryland Environmental Service maintains the tank.
- Water supply to Henryton Center has been discontinued.
- Henryton water distribution lines are original and are in poor condition.
- Plumbing lines in the buildings are in poor condition.

WASTE WATER SYSTEM

- Sewage from Henryton Center is treated at the Freedom District Sewage Treatment Plant operated by Maryland Environmental Service.
- An eight-inch terra cotta and PVC line carries sewage from Henryton and O'Farrell Centers to the MES pumping station on the grounds of Henryton Center.
- The sewage pumping station, constructed 1985, then pumps the sewage from Henryton Center and O'Farrell Center through a six-inch PVC force main to the Freedom District treatment plant.
- The Freedom District sewage treatment plant operates below its design capacity.
- The sewer lines on the campus are original lines. Their condition is unknown.

UTILITIES (cont.)

DOMESTIC HEAT

- Steam heat was provided to all buildings from the central power plant via underground steam lines.
- A 15-foot section of the steam line coming out from the power plant is above ground and covered with friable asbestos.

NATURAL GAS – Not available at Henryton Center

HENRYTON CENTER
DEPARTMENT OF HEALTH AND MENTAL HYGIENE

Attachment 2

Building Numbers	Name of Building	# of Floors	Asbestos	Building Construction	Square Feet	Year Built
<u>Primary Buildings</u>						
1	Original Hospital & Food Service	3	Piping, fittings, tank has asbestos insulation/covering; attic, basement, crawl space, ground floor.	Construction appears to be wall-bearing construction. Cement plaster construction, wood frame. Steel casement windows. Built-up roof on east wing, pitched shingle roof on central care. Asphalt tile floors; much exposed wiring and piping. Includes kitchen area with equipment.	26,700	1928
2	Dormitory (East Wing of Hospital)	3 (plus sub-basement)	Piping has asbestos insulation/covering, debris all floors and sub-basement.	Construction appears to be wall-bearing construction. Concrete plaster over masonry walls; concrete ceilings and floors. Steel casement windows. Built-up roof on east wing, pitched shingle roof on central core. Asphalt tile floors; much exposed wiring and piping.	53,035	1923
2 A and 2B	Dormitory (West Wing of Hospital)	4 (plus sub-basement)	Piping, fittings, tank, insulation and debris; all floors plus crawl space.	Concrete plaster over masonry walls, concrete ceiling and floors. Brick exterior covered.	70,560	1940
<u>Support Buildings</u>						
3	Administration (Nurses Home)	5	Pipes, fittings, tank and debris have asbestos covering; all floors	Masonry, with brick exterior, wall-bearing, steel bar joists and concrete floors, steel casement single-glazed windows which are not weather-stripped and mostly inoperable. Partitions of gypsum block and plaster. Heating system is by radiators with steam from central steam plant. Slate, pitched roof on main wing and flat, built-up roof on rear wing.	50,960	1952
4	Education and therapy (F and G)	3	Pipes are asbestos covered	Masonry building with concrete framing and floor construction. Partitions are plaster and ceramic tile. Windows are steel-casement type, single glazed and not weather tight. Heating is by radiators.	29,280	1934

¹ Number of floors includes basement

² Source: 1987 Tracor-Jetco Report

HENRYTON CENTER
DEPARTMENT OF HEALTH AND MENTAL HYGIENE

Attachment 2

Building Numbers	Name of Building	# of Floors	Asbestos	Building Construction	Square Feet	Year Built
10	Staff Residence	2	Pipes, fittings, tank installation and debris in these three buildings are asbestos covered; asbestos in basement and crawl space.	Buildings 10, 24, and 25 - Masonry wall-bearing with stone foundations, wood floors, joists and rafters. Wood double-hung sash, single-glazed with pulley and sash weights. Open wood central stairways and steel exterior fire escape structures. Steam radiators. Roofs are pitched, asphalt shingle. Gutters and downspouts are copper.	11,900	1939
24	Rehabilitation	1			5,040	1939
25	Residential Therapy	2			10,880	1939
<u>Maintenance Buildings</u>						
13	Pump House/Oil House	1	None	Metal walls, dirt floor, one room	100	1923
15	Staff Dwelling	1	Asbestos shingles, piping, fittings, and debris.	Plasterboard walls and ceilings, and soft pine wood floors, brick.	1,300	1940
17	Power Plant/Boiler House	1	Tank and pipe insulation, stack insulation, fittings and debris. Asbestos in crawl space.	Masonry construction, brick exterior; brick smoke stack.	3,300	1923
19	Storage Power Plant/Boiler House	1	None	Concrete block walls, natural concrete floor, exposed roof sheathing for ceiling.	375	
20	Generator House	1	None	Concrete block walls, flat concrete roof, and poured concrete floor.	180	1923
23	Vehicle Garage	1		Concrete block walls, wood trim and doors, single pitched roof covered with tar paper. Non-paved floors.	1,650	1923
41	Hog House/Diggstown	1	Piping and fittings.	Steel walls, dirt floor, one room.	1,500	1923

¹ Number of floors includes basement

² Source: 1987 Tracor-Jetco Report

HENRYTON CENTER
DEPARTMENT OF HEALTH AND MENTAL HYGIENE

Attachment 2

Building Numbers	Name of Building	# of Floors	Asbestos	Building Construction	Square Feet	Year Built
<u>Other Maintenance</u>						
8	Switch House	1	None	Concrete block walls, natural concrete floor and ceiling	200	1957
39	Maintenance Shop	1	Piping and fittings.	Concrete block walls, concrete floors.	3,500	1958
TOTALS					270,460	

¹ Number of floors includes basement

² Source: 1987 Tracor-Jetco Report